

AGENT NOTE

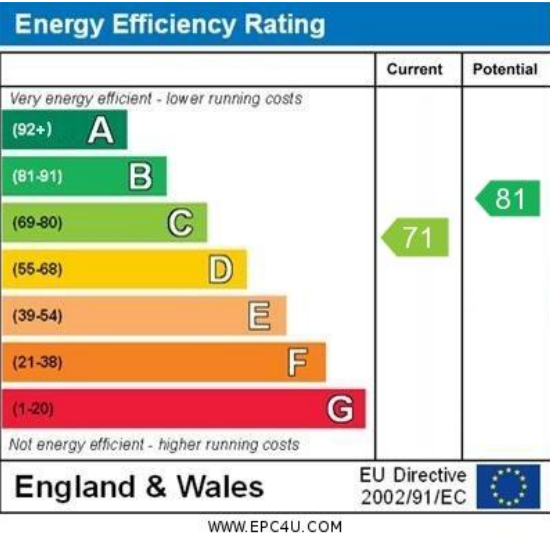
In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT  
\*\*This is non refundable once the AML check has been carried out\*\*

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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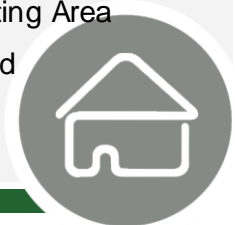


**ROSS**  
Estate  
Agencies



**Rawlinson Street | Barrow-in-Furness | LA14 1ED      Asking Price £129,950**

- Spacious Family Home
- Excellent Living Accommodation Over 2 Floors
- Hallway, Lounge
- L-Shaped Fitted Kitchen/Diner
- Ground Floor Modern Fitted Bathroom
- 4 Bedrooms Over 2 Floors
- Separate Cloaks/W.C
- CH, DG, Rear Yard With Seating Area
- Viewing Highly Recommended
- Council Tax Band A







## Property Description

Stunning family size terrace property in a popular residential areas, close to local amenities, transport links, town centre and local employer BAE. The property boasts excellent family living accommodation over 3 floors. The property comprises of vestibule, entrance hallway giving access to the lounge and a fitted L-shaped kitchen/diner. To the first floor, the property has 3 bedrooms with a cloaks/W.C. To the top floor of the property, there is a master 4th bedroom with double glazed Velux windows and plenty of storage in the eves. The property benefits from central heating, double glazing and a pleasant rear yard with seating area. Viewing is highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, water, electric, drainage

### LOCATION

<https://what3words.com/loops.speaks.pretty>

### FRONTAGE

Double glazed door, door to

### ENTRANCE HALLWAY

Stairs to first floor, dado rail, a radiator and a door to

### LOUNGE

9' 11" x 14' 6" (3.04m x 4.42m)

Double glazed window, feature fire surround, borrowed window from kitchen, a radiator and a door to

### KITCHEN/DINER

21' 8" x 13' 8" (6.62m x 4.19m)

L-Shaped kitchen/diner, double glazed window, double glazed door, fitted wall and base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash, plumb for washer and tumble dryer, dish washer, borrowed window and tiled flooring

### LANDING

Spindle balustrade, double glazed window, stairs to second floor and doors to

### BEDROOM 1

10' 4" x 16' 4" (3.17m x 5.00m)

Double glazed Velux windows, built in wardrobes, storage in eves and a radiator

### BEDROOM 2

7' 6" x 12' 0" (2.29m x 3.68m)

Double glazed window, built in wardrobes/storage and a radiator

### BEDROOM 3

7' 5" x 9' 4" (2.27m x 2.86m)

Double glazed window, fitted over bed storage and a radiator

### CLOAKS/W.C

Low level W.C and a hand wash basin

### LANDING

Stairs to second floor, double glazed Velux window,

spindle staircase, door to

### MASTER 4TH BEDROOM

7' 4" x 6' 3" (2.24m x 1.93m)

Double glazed window, built in wardrobes and a radiator

### VIEWING

Key accompanied

Draft particular subject to client approval

### BATHROOM

Double glazed frosted window, modern fitted white 3 piece suite, low level W.C, hand wash basin with mixer taps, panel enclosed bath with mixer taps/double headed shower over, sparkle paneled walls, paneled ceiling and a radiator.

### GARDEN

Access gate, tiled flooring, seating area

